BILL GARRETT, Davidson County
Trans:T20100039559 DEEDWARR
Recvd: 06/29/10 12:16 4 pgs
Fees:23.00 Taxes:720.46
20100629-0050714

Prepared by
William B. Hubbard
Hubbard Berry & Harris PLLC
Suite 1420, SunTrust Bank Building
201 Fourth Avenue, North
Nashville, Tennessee 37219

093-11-0
196.00

* *

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $194,719

* *

Owner and Person to send tax bills to: **Community Rehabilitation Agencies of Tennessee**
40 Rutledge Street
Nashville, TN 37210

* *

WARRANTY DEED

For and in consideration of the sum of One Dollar ($1.00), cash in hand paid, and other good and valuable consideration not herein mentioned, the receipt of all of which is hereby acknowledged, TNCO ACTS, a Tennessee non-profit corporation, hereafter referred to as Grantor, do hereby bargain, sell, transfer and convey unto Tennessee Community Organizations, a Tennessee non-profit corporation, hereafter referred to as Grantee, its successors and assigns in fee simple, a one-half undivided interest in the following described real estate:

DESCRIPTION

Land lying and being in Davidson County, Tennessee with a street address of 40

Rutledge Street, Nashville, Tennessee 37210 and further described as follows:

Land in Davidson County, Tennessee, being the northerly 30 feet of Lots Nos. 50, 51, and 52 and northerly 30 feet of the westerly 40 feet of Lot No. 53 on the Plan of Rutledge Addition of record in Book 21, Page 73, Register's Office for said County, and also a 15-foot strip immediately north of same shown on said plan as an alley, by which alley has since been closed.

Said part of Lots Nos. 51, 51, 52 and 53 and the 15-foot strip immediately north of same front together 45 feet on the easterly side of Rutledge Street, and runs back between parallel lines, with the southerly line of Lots Nos. 44, 45, 46 and 47, 190 feet to an alley.

Being the same property conveyed to Community Rehabilitation Agencies of Tennessee, a Tennessee non-profit corporation and TNCO ACTS, a Tennessee non-profit corporation, by warranty deed of record in Instrument 20050127-0009982 Register's Office for Davidson County Tennessee.

This conveyance is made subject to:

1. Subject to any and all zoning regulations, building restrictions, setbacks lines, if any, and easements and rights of way for public utilities applicable to this property.
2. Subject to a Deed of Trust held by Green Bank in the principal sum of three hundred ninety thousand dollars ($390,000.00), Instrument 20100216-0011917 Register's Office for Davidson County, Tennessee, filed February 15, 2010.
3. Subject to the one-half undivided interest of Community Rehabilitation Agencies of Tennessee in the property.

TO HAVE AND TO HOLD the above described property to the grantees herein, their successors and assignees in fee simple, forever.

We covenant with the grantees herein that we are lawfully seized and possessed of said real estate; that we have a lawful right to sell the same; that it is unencumbered except for the 2010 taxes and except as shown herein; and that we will forever warrant and defend the title thereto against the lawful claims of any and all persons whomsoever. We bind our successors by the above covenants.

WITNESS OUR HANDS on this the 23RD day of June, 2010.

Luke Queen
Chairman of Board
TNCO ACTS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, the within named Bargainor, Luke Queen with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he is authorized to execute the foregoing instrument on behalf of TNCO ACTS for the purposes therein contained.

WITNESS MY HAND AT OFFICE on this the 23 day of June, 2010.

Notary Public

My commission expires: 7-8-13

DAWN HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration of this transfer or value of the property transferred, whichever is greater, is $194,719, which amount is equal to or greater than the amount which property transferred would command at a fair voluntary sale.

Luke Queen

SUBSCRIBED AND SWORN to before me on this the 23 day of June, 2010.

Notary Public

My Commission expires: 7-8-2013

DAWN HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY